
From: [REDACTED]
Sent: Friday, January 20, 2023 1:30 PM
To: Coleman Frick
Subject: Convert warehouse to apartment

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Hi Coleman,

My name is Jingkang Ye, a Union City resident since 1998. I received email "Release of Revised HCD Review Draft Housing Element" today.

I would like to put my one penny thought here: convert warehouse and mfg buildings nearby Bart Station to apartment. This not only provide my housing to Union City residents but also generate revenue to the city, which is Union City urgently needs. This will be most economical and time effective manner.

Regards,

James YE

Sent from my iPhone

From: [REDACTED]
Sent: Friday, January 20, 2023 1:06 PM
To: Coleman Frick
Subject: questions for HCD

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Hi Coleman,

I just viewed last year's presentation. It was a lovely presentation but far removed from reality.

I'm in the process of developing a 1307 sf home on A street and the building permit cost **\$62k!** That does not include utilities and other fees which were:

\$9k for sewer connection fees (not including the actual construction work)

\$38k for water service

\$25k for PGE

\$10k for sprinklers

\$9k for solar

\$10k in school fees

It's no wonder housing costs are so high!

The point is that the high permit fee is outrageous and where does that money go? The city permit fees are a major barrier to creating more housing. That money could have gone towards getting utilities to the house. There needs to be financial incentives for developers, designers, and contractors who are out on the field *CREATING* the housing.

Also, what about rezoning industrial areas to mixed-use residential, such as along Whipple/Central Ave?

And what about those vacant single-family lots in Decoto? Those property owners aren't interested in paying \$62k to build a house on their vacant land. What incentive do they have to build?

I am obviously very passionate about this topic. I was raised in Union City and I hate seeing our city become "Anytown, CA"

We need to get creative and be a leader in generating mixed-use buildings, repurposing existing buildings, and meeting housing demand.

Thanks for your time and consideration on the questions I raised.

Cheryl Lima

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m| [REDACTED]

w| [REDACTED]